



#### HEATING AND INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

Freehold. Vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



**£180,000**

**5 Wilbert Grove,  
Beverley**





# 5 Wilbert Grove, Beverley, HU17 0AN

A well presented three storey mid terrace house in this central Beverley location. The property is likely to have originally been built over three storeys and the top floor was almost certainly used as a bedroom but would be unlikely to satisfy modern building regulations for use as one. It is an excellent space though and would make an ideal study or studio. There is a large living room on the ground floor, a larger kitchen than is typically found in properties of this type, a bathroom and 2 double bedrooms in addition to the second floor room. The property is in very good condition and ideal for first time or investment purchasers. No forward chain and early viewing is highly advisable.

This well presented period mid terraced house located in central Beverley is likely to appeal to a variety of purchasers. With accommodation laid out over 3 floors, which is thought to be the way it was originally built, it offers nearly 800 square feet of space. The property has gas central heating, extensive uPVC double glazing and a modern kitchen and bathroom. Its location provides excellent access to all the shops and amenities Beverley offers including the nearby railway station. It is so close that the popular M&S food store can be accessed off Wilbert Lane which can be found connecting a few meters away at the end of Wilbert Grove.



The loft provides excellent extra space and while it is not likely to comply with modern building regulations for use as a bedroom, many of us require a study or studio for which it would be ideal. The accommodation in full comprises: a spacious Living Room formed from the merging of the original living and dining rooms, a fitted L-shaped Kitchen, Bathroom, two Double Bedrooms and a Loft Room. There is a yard to the rear of the house with a useful brick store at the end of it.

A really lovely period house in central Beverley with no forward chain that will appeal to a range of purchasers. Early viewing is highly recommended to appreciate all that it offers. Short of a viewing in person, we do have a 360 degree tour available which will provide a useful insight.

## LOCATION

The property lies in a traditional residential area just north of the town centre. The railway station is just a couple of minutes walk east and the bus station is slightly further to the west. It therefore provides excellent access to all the amenities that Beverley is renowned for such as pubs, restaurants, shops and leisure facilities.

## ACCOMMODATION

### GROUND FLOOR

#### Living Room

A spacious room with two electric fireplaces and a window to the front.

#### Kitchen

A modern fitted kitchen in white with a freestanding cooker, window to the rear and roof light.

## Bathroom

Three piece suite in white comprising panelled bath with shower screen and electric shower over, low flush WC and wash hand basin.

## FIRST FLOOR

### Landing

#### Bedroom One

A double bedroom with a cupboard and window to the front.

#### Bedroom Two

A double bedroom with a cupboard and window to the rear.

## SECOND FLOOR

### Loft Room

Likely to be original to the time of construction, this great space is unlikely to pass current building regulations for use as a bedroom. It would make a great study or studio though and has a window to the front.

## OUTSIDE

There is a courtyard to the rear of the property that is paved with a wall and fencing to the perimeters. A brick store sits at the end of the yard. There is a right of way across the rear yard so neighbours and occupants of this property can access their outside space for bins etc without going through the houses. This is not an unusual arrangement for properties like these.